

RESEARCH ON THE IMPLEMENTATION THE RIGHTS OF LAND USERS IN PHU XUYEN DISTRICT, HANOI CITY

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Summary

Results of the research on the implementation the rights of land users in Phu Xuyen district, Ha Noi city shown that land users implemented all rights of land user in accordance with the provisions of the current law, which mainly focus 3,663 cases of transfer, 6,589 cases of inherit, 2,790 cases of donate, 1,603 cases of mortgage land use right. The implementation of these 4 rights in communes and towns is not homogeneous, the number of the to transfer and mortgage residential land rights in Phu Xuyen town is the highest in the district. There were 89.76% cases of the right land users in Phu Xuyen town, Chuyen My and Thuy Phu communes completed the procedures in accordance with current law. However, still a partial part of land users were not registered in accordance with current law, because legal awareness is incomplete, not yet granted certificate of land use right, complicated procedure, financial revenues from land is quite high... So to facilitate land users implement own rights need advocacy, granted certificate of land use right, simplify administrative procedures, building database for land administration.

Keywords: *Rights of land users (transfer, inherit, donate, mortgage), Phu Xuyen district.*